



STAFF REPORT

City Council

Meeting Date: 2/1/2021
Staff Report Number: 21-023-CC

Regular Business: Consideration of design elements for the Menlo Park Community Campus pool

Recommendation

Staff recommends that the City Council approve the revised pool layout for the Menlo Park community campus (MPCC) located at 100-110 Terminal Avenue as shown in Attachment A.

Policy Issues

This project is one of the City's top priorities. A timely decision on the pool layout assists in maintaining the project schedule.

Background

On January 12, 2021, the City Council approved the Menlo Park Community Campus project at 100-110 Terminal Avenue and directed additional review and potential refinements to the pool layout. On January 26, the City Council considered a revised layout, but directed staff to explore further refinements to enhance the accessibility aspects of the proposed pool. This staff report focuses on the pool layout with comparisons to the January 12 layout. Information related to the project, including all previous meetings, is available on the City-maintained webpage (Attachment B.)

Analysis

City Council direction on the pool review

The City Council referred the latest pool layout (Attachment C) to the City Council subcommittee for potential refinements subject to the following parameters and final layout approval by the City Council at a special meeting (if needed):

- Comply with the Class 2 CEQA exemption
- Fit within the proposed fence line of the pool as show on the project plans
- Be code compliant
- Create no implications for the main building in terms of plumbing fixtures, etc.
- Fit within the pool budget (City Council action would be required to amend project budget and funding agreement)

Pool facilities design elements

The new pool facilities would be constructed in approximately the same location as the existing pool. The existing pool house, which is located at the southeast corner of the lot, would be demolished and a new pool mechanical equipment building would be constructed near the southern property line, close to the PG&E substation. Locker rooms, storage, a lifeguard room, check in and pool operator office space would be integrated into the new community center building. The pool design utilizes the 2017 Belle Haven Pool

Audit and Master Plan (Attachment D) as a guiding document to develop programmatic features, while recognizing certain constraints identified above.

A new six-lane performance pool with seven-foot depth can be programmed for lap swim, swim team practice, water polo, smaller swim meets and other more traditional pool activities. Lap lanes are standard 2.5 meters in width allowing shared use during lap swim. A side stair entry and shallow water area (required by code) has been incorporated since the pool layout presented at the January 12, 2021 City Council Meeting. This stair feature allows the full six lanes to be at the desired depth and starting blocks to be added in order to host swim meets.

The second pool is a shallower warm water pool that can be utilized for children's lessons, aquatics classes and therapy programs. In order to maximize the programmable area in the main area of the pool, a wading area (18-inch water depth) was removed from the plans submitted at the January 12 City Council meeting. This change allows for significant changes to the pool layout. The pool is now 35-feet by 60-feet and ranges in-depth from 3.5 feet to 5 feet to provide more programmatic flexibility. The design now features an elongated stair access on one side to provide a welcoming entry area into the pool and an accessible ramp along the western side of the pool to allow access for users of all abilities. The pool can have lanes established, when desired for lap swim. In place of the wading area, an expanded splash pad and play features area is proposed.

Additionally, a focus was made to provide more family seating and shade features. The pool deck area is larger than the existing Belle Haven pool deck and roughly the same size as shown in the master plan document. The project design team feels that the area can be fitted with furnishings to develop an inviting area for families to come swim, play and relax. The pool deck area has been updated to identify space required for pool elements such as ADA lifts, thermal covers, and life guard stands and a sample of how the deck could be furnished with tables, chairs and umbrellas.

Subcommittee review

Between the January 12 and 26 City Council meetings, staff met twice with the City Council subcommittee comprised of Vice Mayor Nash and City Councilmember Taylor. The subcommittee expressed support for the revised layout given the established constraints. An additional subcommittee meeting was held January 27, 2021 to address accessibility concerns raised at the January 26 2021 City Council meeting and the subcommittee expressed support of inclusion of an accessible ramp to the warm water pool.

Project schedule

If the City Council approves the pool layout February 1, the pool component of the project will stay on track for concurrent completion with the new building. Assuming this remains a high priority project for the City, the project schedule would remain as follows:

- June 2021 – Facility closures
- July to August 2021 – Remediation and demolition
- Spring 2023 – Facilities re-opening

Impact on City Resources

Staff estimates the value of Facebook's offer at approximately \$40 million. The City's share of the project includes commitments at both a base level and project enhancements totaling \$15.752 from various funding sources as detailed in Table 1. The cost estimate for the new pool facility is \$7.4 million. There no

indications currently that the revisions to the plans to date will exceed the budgeted amount. If after further evaluation of the pool design it is found that the budget is not adequate, staff will return to Council for direction on additional appropriations or modifications to the design.

Table 1: Base level budget funding and project enhancements	
Item	Budget
General fund CIP	\$2.098
Library system improvement fund	\$1.484
Recreation in lieu fund	\$1.570
Water capital fund	\$0.800
Parks and Water Bond Act of 2018 (Proposition 68) Grant	\$0.198
Grants and donations (total target \$1.000M)	\$0.802
Measure T general obligation recreation bonds	\$8.800
Total	\$15.752

Any grants and donations in excess of \$1 million would offset the use of Measure T funds. The Menlo Park Library Foundation (Foundation) graciously stepped forward with an offer to fundraise for the project with an ambitious goal of \$2-3 million in donations. The City Council will be asked to adopt a resolution at its February 9, 2021 meeting authorizing the acceptance of a grant that has been awarded under the Proposition 68 – the California Drought, Water, Parks, Climate, Coastal Protection and Outdoor Access for All Act of 2018. The budget in Table 1 reflects the assignment of those funds to the MPCC project enhancements consistent with the City Council’s project funding considerations on November 10, 2020.

Environmental Review

On January 12, the City Council found this project categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15302 Replacement of Existing Facilities. The project has substantially the same purpose and capacity as the existing facilities, and this exemption allows for reasonable increases in square footage to accommodate replacement facilities. The proposed water surface area of 6,790 square feet would be an approximately 10.2 percent increase in surface area from the existing. On January 21, staff filed a notice of exemption with the San Mateo County clerk.

Public Notice

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 24 hours prior to the meeting. In addition, the City sent electronic notices via Nextdoor, Facebook and directly to project email and text update subscribers from the project page (Attachment B.)

Attachments

- A. Updated pool program layout, dated January 29, 2021
- B. Hyperlink – project page: menlopark.org/communitycampus
- C. Pool layout attached to the January 12, 2021 City Council staff report
- D. 2017 Belle Haven Pool audit and master plan: menlopark.org/DocumentCenter/View/18560/Belle-

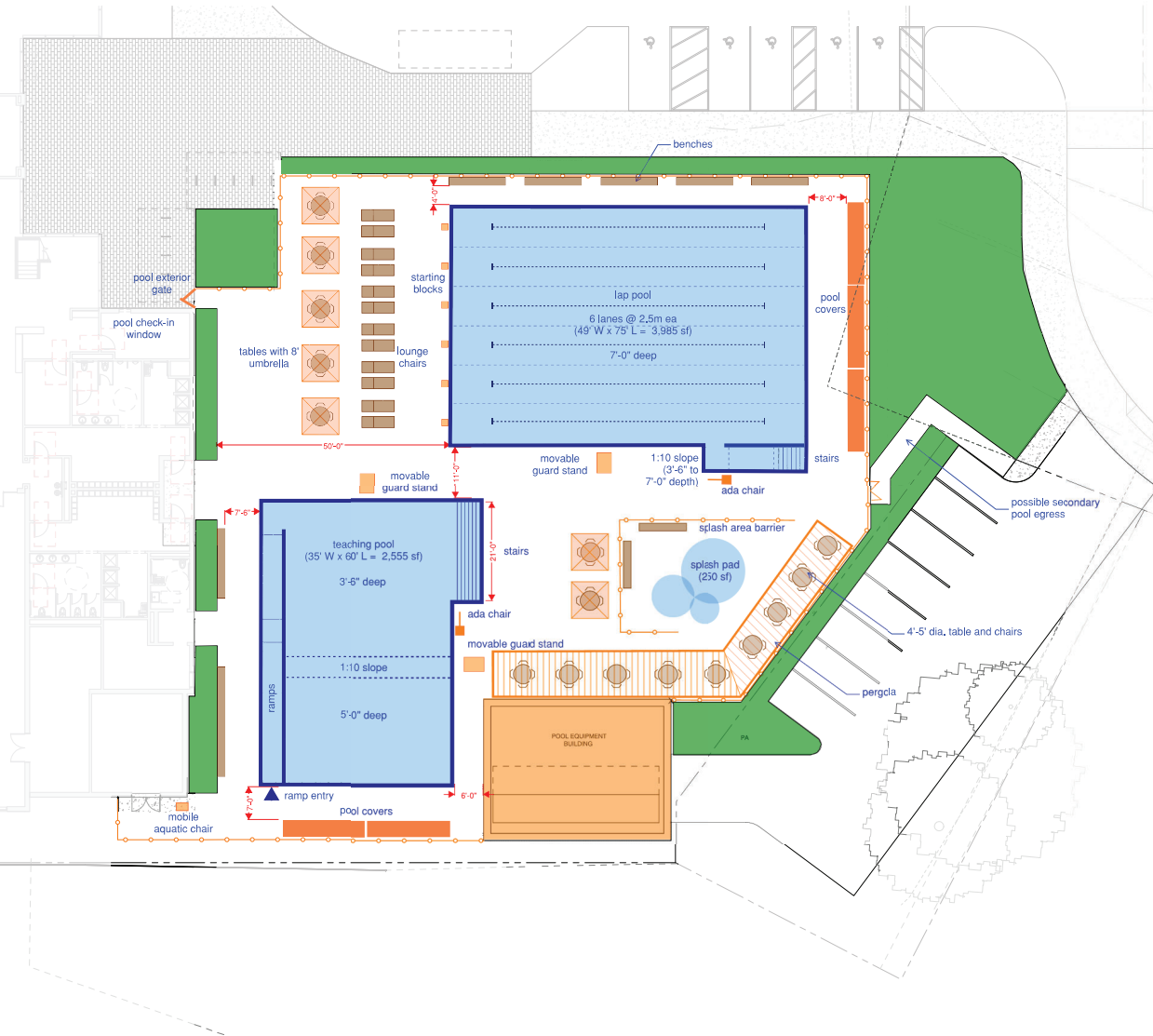
Staff Report #: 21-023-CC

Haven-Pool-Facility-Audit-and-Master-Plan

Report prepared by:

Justin Murphy, Deputy City Manager

Chris Lamm, Assistant Public Works Director



SPLASH PAD OPPORTUNITIES



PREFERRED POOL PROGRAM LAYOUT

01.29.21



NOT FOR CONSTRUCTION

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 100 Terminal Avenue
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SCALE: As indicated
 1" = 10'-0" (unless otherwise noted)
 1/8" = 1'-0" (unless otherwise noted)

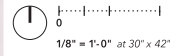
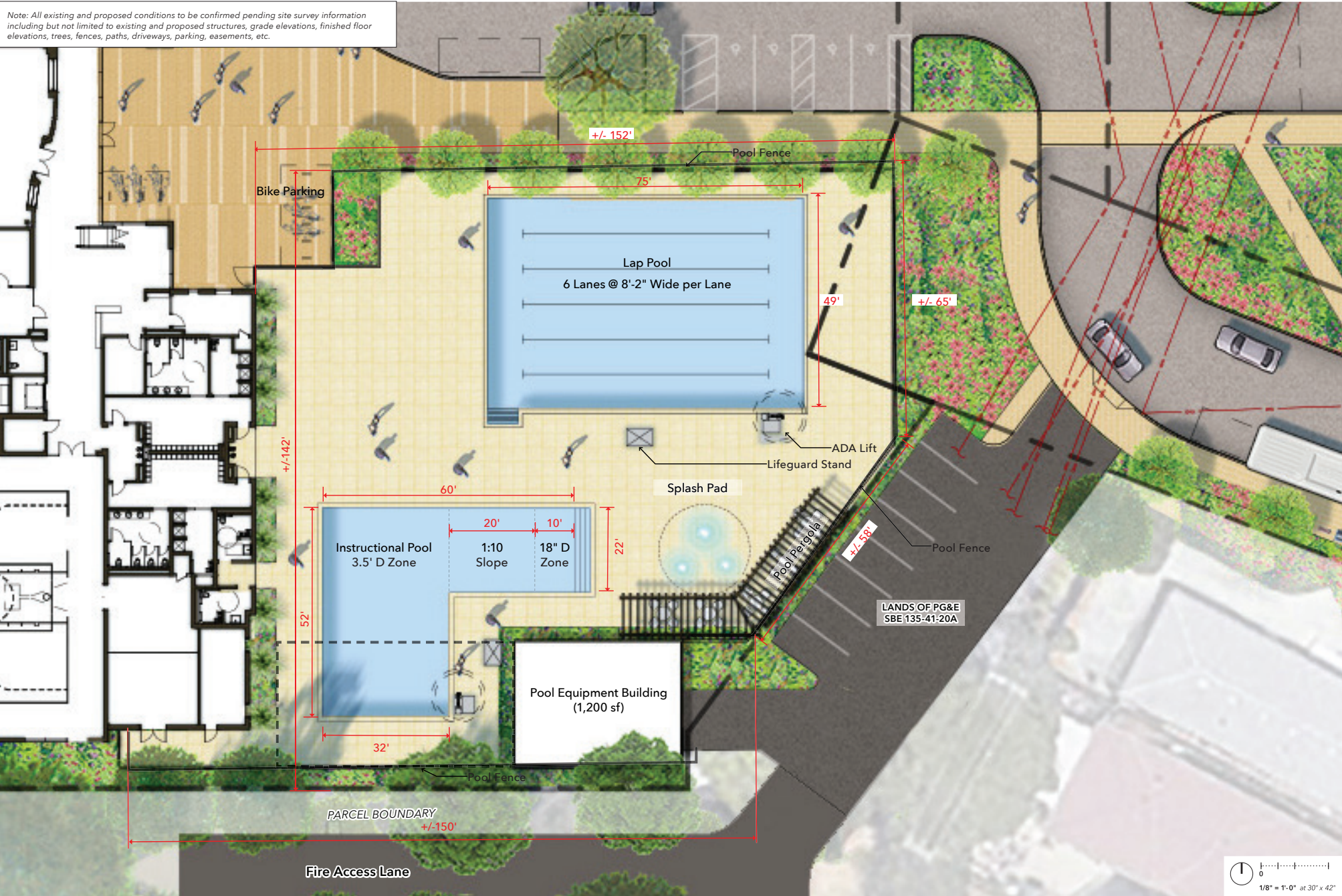
MILESTONES	
DATE	ISSUE
09/30/20	S05-SD

REVISIONS		
NO.	DATE	ISSUE

POOL MATERIAL PLAN

PROJECT NO: 19-048
 DRAWN BY: VJ
 CHECKED BY: J.E.H.
 DRAWING NO: LP1.01

Note: All existing and proposed conditions to be confirmed pending site survey information including but not limited to existing and proposed structures, grade elevations, finished floor elevations, trees, fences, paths, driveways, parking, easements, etc.



Pool Enlargement Plan

Menlo Park Community Campus, Menlo Park, California